



SUN VALLEY
COMMUNITY
SCHOOL



**THE QUEST FOR
FACULTY + STAFF HOUSING**
Sagewillow Campus Rezone Application

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WHY REZONE SAGEWILLOW CAMPUS + ARROWLEAF LOTS?

Our ultimate goals with the rezone are to (1) **recodify our existing uses around recreation and programming** and to (2) **build faculty and staff housing in order to address a dire housing issue that is severely impacting the School's ability to serve our students.** Because attainable housing is so hard to come by in the Wood River Valley, we must address faculty housing in order to continue attracting, hiring, and retaining exceptional faculty. This issue will only get worse as some of our longstanding teachers (most of whom are homeowners) retire.

Sagewillow

Because the OR-1 zoning that accounted for a majority of the Sun Valley Community School Dumke Family Sagewillow Campus was made obsolete in 2015, SVCS is seeking a rezone to come into compliance with the 2015 Comprehensive Plan and current zone code.

In 2006, the City of Sun Valley passed a Zoning Map Amendment stating:

"Lands that are zoned open recreation (OR-1) prior to the adoption of the development code and the creation of the recreation and open space zoning districts (ordinance 382, 2006) and designated as OR-1 on the official zoning map **shall be required to apply for and receive an official zoning map amendment consistent with the land use designation shown on the comprehensive plan future land use map (FLUM)** prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned lands."

To come into compliance with current zoning and to plan for future needs of Sun Valley Community School and the larger Wood River Valley community, we are seeking a rezone consistent with the FLUM.

Arrowleaf

The five Arrowleaf lots were purchased in 2011. When we first applied for a rezone in January of 2022, we did not consider the Arrowleaf lots. However, when P+Z asked the School to consider our future plans and tell a more complete story of what we envision needing at Sagewillow, we reviewed our neighbors' comments to the rezone application as outlined on the Future Land Use Map (FLUM) and began to look at the Arrowleaf lots as a viable alternative for some of the medium density laid out in the City's map.

Benefits include:

- + The subdivision is already zoned for residential;
- + The lots are near to multi-family developments like Highland Townhomes and The Bluffs.
- + An increase in total Open Space land within the overall Sagewillow Campus;
- + The School's willingness to designate 3 of the 5 lots as Open Space will buffer between the existing residential structures and the Arrowleaf townhomes;
- + Protecting view corridors with voluntary height limits of 2-stories and natural topography;
- + Road and other utility infrastructure are already in place;
- + Environmental impact would be lessened as the lots are further from wetlands/riparian areas;
- + 10 units of multifamily on the Arrowleaf lots combined with 30 in the core of the Sagewillow campus would meet our long-term projected needs for faculty housing and help alleviate housing pressure in the overall Wood River Valley.



THE QUEST FOR A SAGEWILLOW CAMPUS REZONE

A Timeline

2021

In 2021, after SVCS first learned that it needed to apply for a rezone, the School submitted the City of Sun Valley's 2015 Comprehensive Plan Future Land Use Map (FLUM) designations (below) for Sagewillow Campus as its requested rezone because the **City's mandate was for landowners to "apply for a rezone consistent with the Future Planning Land Use Map."** At that time, the School did not have any imminent plans to build or develop, and recognized the importance of updating its zoning to protect the potential to build at a future date depending on the School's and the community's needs.

2022

The January 27, 2022 hearing, the Planning + Zoning Commission did not deny or approve that request, rather the Commission asked the School to create a plan and "tell a story" about what it would like to do with the Sagewillow Campus in the future.

To honor that request, the School spent the better part of a year evaluating its current and future needs, real estate and educational hiring trends, and its overall facilities opportunities to develop a plan for the Sagewillow Campus. The School took into consideration the five Arrowleaf lots that it purchased in 2011 which added 6.5 acres to the 32 acre Sagewillow property, the feedback from neighbors from the previous meeting, and the best building locations on the Sagewillow Campus when putting forth its second zoning application.

This second zoning application was submitted in December 2022.

2023

The next P+Z hearing was February 9, 2023. At that second hearing, the City's attorney and staff noted that the application was "consistent with the Future Land Use Map" and supported the passing of the rezone request. However, given the continued opposition by some neighbors, the School asked for the P+Z to postpone ruling on the application so that the School could engage in further conversations with neighbors and neighboring HOAs to ensure that they had a chance to vet and give input to the proposal.

The Staff Report responding to our second application stated that the requested rezone was "consistent with the future land use map" and the report recommended passing the rezone request because the requested zoning was also "consistent with the tapestry of zoning designations in the surrounding areas."

The School committed to creating a collaborative and extensive process that would engage neighbors impacted by future development at Sagewillow to have a significant voice in the final proposal.

2005 COMPREHENSIVE PLAN: FUTURE LAND USE

UPDATED 2015



COMMUNITY OUTREACH



March - September 2023

IN MARCH OF 2023, the School began working with representatives of the 7 nearest HOAs whose members are the most impacted by development at Sagewillow Campus. These HOAs include:

- + **The Highlands**
- + **Highlands Townhomes**
- + **The Bluffs**
- + **Sagewillow (neighborhood)**
- + **SunPoint Chateau**
- + **SunPoint Villas**
- + **Arrowleaf Road** - an unofficial HOA but a group of neighbors who have a significant interest in what happens at Sagewillow because they share a road with the campus.

SINCE BEGINNING THIS PROCESS IN MARCH 2023, THE SCHOOL HAS INVESTED SIGNIFICANT TIME, TALENT, AND RESOURCES BY:

- + **Hiring** GGLO, a design firm, to guide the process so that the School could efficiently and effectively hear and incorporate neighbor ideas and input.
- + **Hosting** six workshops with the leadership of 7 HOAs.
- + **Erecting** story poles to give neighbors a sense of the impact of the building heights. We began with 3-story heights and reduced to 2-story based on neighbor feedback.
- + **Guiding** approximately 5 walking tours of the campus with interested groups. Additionally, we invited neighbors to walk the campus at their convenience to see the story poles and locations of the proposed building sites.
- + **Engaging** in countless conversations and brainstorming sessions with individual representatives of the HOAs and neighbors who have expressed a concern about the project.

COMMUNITY OUTREACH *(continued)*



- + **Hosting** Zoom meetings, calls, or conversations with some who opposed the rezone.
- + **Communicating** via email and phone with additional individuals who had questions or concerns.
- + **Visiting** homes neighboring the property to understand the impact of certain building locations or building heights.
- + **Twice surveying** the entire Elkhorn community to understand better what residents and landowners value about the place and asking them to weigh in on the level of development that they could support.
- + **Hiring** surveyors to do a deep dive into the feasibility of lowering the last portion of Arrowleaf Road per our neighbors' request.
- + **Commissioning** another traffic study and **inviting** a representative from the Arrowleaf / Morning Star area to participate in conversations with the traffic engineers to ensure methodology and approach were satisfactory.
- + **Incorporating** the feedback and suggestions from neighbors into the Sagewillow rezone proposal.
- + **Revising** the proposals to reflect the feedback from neighbors. Throughout the process, **the School offered 11 different options for the HOA leadership consideration.**
- + **Committing** to a development agreement that secures, among other things, 3 of the 5 Arrowleaf lots as Open Space, 2-story residential building heights, and a 15-year moratorium on considering a school on Sagewillow Campus.
- + Finally, **securing** overwhelming support from the HOA representatives for the current proposal in our sixth (and final) workshop on September 18, 2023.

The process that the School has run since March 2023 has been extensive, collaborative, and responsive while prioritizing the neighborhoods which are most impacted by any development of Sagewillow Campus. The School asked that all representatives of the HOAs come to the table with an understanding that Sagewillow Campus is private property and that the School has property rights. And the School came to the table with a desire and commitment to work with the neighbors to develop a vision for the Campus that neighbors could support. The final proposal is a reflection of that collaboration.

OUR REZONE PROCESS



October 2021: Approached by the City of Sun Valley about the need to seek a rezone because previous zoning was obsolete due to changes in the code.

January 27, 2022: P+Z Hearing #1 Proposed a rezone that was identical to the 2015 City of Sun Valley Comprehensive Plan Land Use Map. At that time, the School had no plans to build but let the Comp Plan map guide the rezone request. P+Z asked the School to create a future needs plan and resubmit. During this hearing SVCS was clear that the School was only seeking a rezone and not a development plan approval. The School said that it was open to a development plan at the appropriate time.

February 9, 2023: P+Z Hearing #2 Per the request of the P+Z, SVCS spent a year studying our Sagewillow usage needs and developed a rezone plan which also included the five Arrowleaf lots that the School purchased in 2011. The School stated that it was open to a development plan agreed to by neighbors and the School as a part of the rezone process. P+Z asked the school to consider engaging stakeholders more and resubmit at a later date.

March 2023: SVCS engaged GGLO, a land use and design firm with offices in Seattle, L.A., and Boise to help facilitate the next phase of this process.

April 17, 2023: Workshop #1 with the leaders of six adjacent or near-adjacent HOAs to discuss ideas for the future of Sagewillow Campus.

April 20-May 20: Survey to the wider Elkhorn constituency. Results are linked here.

May 22, 2023: Workshop #2 with six HOA leaders to review survey results and refine thinking / plans.

June 6, 2023: Workshop #3 with HOA leaders to review proposed site options and building plans based on feedback.

July 6-ongoing, 2023: Survey #2 to wider Elkhorn constituency. Results to-date linked here.

July 17, 2023: HOA workshop #4 including an on-site tour. Potential building sites were staked. Also reviewed survey results to-date.

July + August, 2023: Continue working with neighbors and Elkhorn residents to refine plan.

-Host site visits for interested Elkhorn residents by appointment. Please email sagewillow@communityschool.org to sign up for a site visit.

August 11, 2023: HOA workshop #5. Present traffic study results.

September 18: HOA workshop #6. Agreement reached on a final proposal. High fives all around.

September 26: Submit application.

November 16 2023: P+Z Hearing. City Council hearing will follow.

A RESPONSIVE + ITERATIVE PROCESS

Through this collaborative approach with the HOA leadership, we have embraced the iterative nature of this process. With each workshop and conversation, we learned more about our neighbors' priorities and concerns. With each workshop and with each revision of the proposal, the plan improved and we moved towards a workable solution. We reached agreement at the September 18 workshop; for the HOA leaders who were not present for that meeting, we offered follow up conversations at their convenience to ensure all leaders were aware and supportive of the final proposal.

NOTE: A few of the HOA leaders made a note that they support the project personally, but cannot speak for the entire HOA because of the size of the HOA.



REZONE APPLICATION WINTER 2023: 69 UNITS (BASELINE FOR HOA LEADERS MEETING 01 APRIL 2023)

Option #1

56 Total Units
Upper Road
Lots 3 & 4 as Rec

Option #2

55 Total Units
Lower Road with Extension
Lots 3 & 4 as Rec

Option #3

56 Total Units
Upper Road with Extension
Lots 3 & 4 as Rec

**HOA Leaders Meeting 02
May 2023*

Option #4

60 Total Units
Lower Road with Extension
Lots 3 & 4 as Rec

Option #5

50 Total Units
Upper Road with Extension
Lots 3 & 4 as Rec

Option #6

50 Total Units
Upper Road with Extension
Lot 3 as Rec

**HOA Leaders Meeting 03
June 2023*

Option #7

49 Total Units
Lower Road with Extension
Lots 3 & 4 as Open Space

Option #8

42 Total Units
Lower Road with Extension
Lots 3 & 4 as Open Space

Option #9

40 Total Units
Upper Road with Extension
No Lots as Open Space

**HOA Leaders Meeting 04
July 2023*

Option #10

40 Total Units
Upper Road with Extension
Lots 3, 4 & 5 as Open Space

**HOA Leaders Meeting 05
August 2023*

Option #11

40 Total Units
Upper Road
Lots 1, 4 & 5 as Open Space

**HOA Leaders Meeting 06
September 2023*

DEVELOPMENT AGREEMENT

An aerial photograph of a large green soccer field. Numerous players in blue and white uniforms are scattered across the field, some near the goals. A small building with a blue roof is visible on the right side of the field. The field is surrounded by a white fence and a paved road. In the background, there are rolling hills and mountains under a clear sky.

We have offered to put forth a Development Agreement (DA) that stipulates the following in order to assuage our neighbors concerns. The DA addresses these following issues in addition to others.

1. A Moratorium on Pursuing a School on Site:

Sun Valley Community School has stated time and again that there is no interest in bifurcating its student body and building an elementary school at Sagewillow Campus. That would be a significant shift in its culture and programming. Because there are no plans or interest in doing that, SVCS has agreed to including in the DA that it will not pursue building an elementary school on the property for at least 15 years.

We are seeking P/I zoning because it is the most appropriate zoning for the current uses of the Airbarn and our Outdoor Programming Outfitting Center. Our usage would fall under the “civic, social, or fraternal organization” use which is permitted under the P/I zoning. The code’s definition of Civi, Social, and Fraternal Organization is “The use of a site owned or operated by an organized association of persons for a social, literary, political, educational, or recreational purpose primarily for the exclusive use of members and their guests; and not primarily operated for profit not to render a service that is customarily carried on as a business.”

Even with P/I zoning, there would still be an extensive and very public process in order to pursue building an elementary school on the site. This would of course include further

traffic studies, community outreach, public input, etc. Even though the School’s right to eventually build an elementary school at Sagewillow was codified in the SVEA/SVCS legal settlement of 2006, SVCS would still need to go through the appropriate City of Sun Valley processes. All of that said, the current Head of School and Board of Trustees would be remiss if they tied the hands of Boards far into the future, thus the 15-year cap.

2. Arrowleaf Lots: SVCS has offered to designate 3 of the 5 Arrowleaf Lots as Open Space.

3. Building Heights: SVCS has agreed to a 2-story limit for all residential buildings.

4. Affordability Covenant: The School’s aim is to make dwelling units affordable to tenants with a family income that is not less than 80% AMI for the tenant’s applicable family size and not more than 140% AMI for a tenant’s applicable family size.

4. Density Restriction: The School agrees to limit density to 40 units.

TRAFFIC STUDY SUMMARY



We contracted with Transpo, a highly respected traffic engineering firm out of Seattle, to do an extensive traffic study to consider the impact of faculty + staff housing. We invited a representative from the HOA groups to participate in the traffic study conversations so that neighbors had input and oversight on the methodology and process. We also worked closely with the City of Sun Valley to ensure that the scope and depth of the study met their expectations.

1. Trip Generation: Trip generation associated with the residential project would generate up to 36 trips in the AM peak hour and 41 during the PM peak hour. Midday trip generation was estimated to be similar to the weekday AM peak hour with 37 trips.

2. Intersection Level of Service (LOS):

Intersection levels of service (LOS) are projected to operate at LOS B or better; more than meeting the City's LOS C standard.

3. Intersection at Arrowleaf / Morning Star

Road: Eastbound queue lengths at the Arrowleaf Road/ Morning Star Road intersection are expected to increase by no more than 1 vehicle during peak hours.

4. Vehicle Ingress/Egress: Vehicle ingress/egress are not significantly impacted by trip generations associated with the proposed project.

5. Trip Generation: Trip Southbound queuing at the Elkhorn Road/Morning Star Road intersection are forecast to increase by no more than one vehicle as compared to existing conditions.

6. Events: Trip Analysis of the event conditions showed that although traffic volumes are higher during those conditions, the two most impacted intersections are forecast to operate at LOS B or better; more than meeting the City's LOS C standard.

THE QUESTION OF A SCHOOL AT SAGEWILLOW



Sun Valley Community School understands that many neighbors and Elkhorn residents worry about the development of a school facility at the Sagewillow Campus. **SVCS has no plans to build a school at Sagewillow as that would fundamentally shift the character of our preK-12 school.** We are seeking Public/Institutional zoning to meet the current usage of the Airbarn and Outdoor Program Outfitting Center. We have agreed to include in the development agreement that SVCS would not contemplate an elementary school on the Sagewillow Campus for at least 15 years.

Q: Why not codify in the DA that the School will NEVER seek to put an Elementary School on its Sagewillow property?

A: The current Board of Trustees and school leadership cannot foretell the future. They would be remiss if they took an action today that tied the hands of the future school. That said, the School remains committed to being a Pre-K - 12 school on ONE campus.

Q: Why not seek REC rather than P/I zoning?

A: P/I zoning covers the current usage of the Airbarn and Outfitting Center. REC does not as cleanly support it.



SVCS EFFORTS TO ADDRESS FACULTY + STAFF HOUSING



The Need for Faculty + Staff Housing Is A Reality

Sun Valley Community School is committed to finding ways to solve our housing needs internally without taxing the current affordable/workforce housing supply in the valley. To help achieve this goal, our Board of Trustees has committed to a 3-pronged approach outlined below to address the need for workforce housing:

The charts below maps out the various zoning designations requested and the acreage that falls within that zoning for the Sagewillow property and the Arrowleaf subdivision lots owned by SVCS.

Sun Valley Community School's Three-Prong Approach to Workforce Housing:

- 1. Rental assistance** to help existing faculty to manage the steep rent increases that have been prevalent in recent years. We are in the process of fundraising for this initiative.
- 2. Invest in new housing stock** to allow faculty to transition to the Valley or deal with rental housing loss. We have purchased one 4-unit complex in Hailey and secured the rights to another 4 units through the Wood River Community Housing Trust. Any future building at Sagewillow in the multi-family zoning designation would fall under this initiative.

- 3. Provide down-payment assistance** so faculty can invest in their future in the Wood River Valley. We are in the process of fundraising for this initiative as well.

Concurrent with the initiatives above, we are committed to and have been working to **elevate the base salaries for our faculty and staff**; this past year we raised the salary floor by 20%. As we are able to raise the broad-band salary scale, this certainly gives our faculty and staff more to work with financially, but it does not address the severely limited housing supply for rent or purchase.

FACULTY + STAFF HOUSING AT SAGEWILLOW

The “What” is Needed

With the land proposed to be zoned RM-1, we would like to build a total of 40 units, a mix of 1-, 2-, and 3-bedroom units for faculty and staff housing. We are investigating ways to partner with mission-aligned organizations in the valley to help alleviate their housing needs. This could be a mix of townhome-style and apartment-type buildings.

The potential for multi-family residential development at the Arrowleaf property is consistent with the character of the surrounding community as the Highlands Townhomes, Bluff, Fairway Nine, Summit II and many other Elkhorn developments which are already multi-family developments.

The “Why” This Is Necessary

Currently, nearly 30% of our staff rent and have been adversely affected by the drastic increase in rent and the noticeable decrease of units in the rental pool valley-wide. For our ongoing hiring searches, **housing is the number one worry of every candidate as they look to relocate to join our community.** To be able to attract and retain exceptional faculty and staff, as the Wood River Valley community is addressing this issue, we too in Sun Valley must do our part. The urgency of this only increases as retirements and natural attrition occur over the next decade because the number of faculty and staff needing to rent will rise. Building these 40 units of faculty + staff housing at Sagewillow will allow us to cover the needs of up to 50% of our faculty and staff well into the future AND help the larger community with the housing crisis.

Additionally, we have invested in securing real estate in the south valley for our faculty and staff. But clearly having school-owned housing on or near our campuses drastically improves the quality of our faculty and staff's lives and enables them to be fully invested and involved in the community in which they work. This benefits the students and families of the school in a myriad of ways. **It also says that we value our team and think of them as a part of our community. Finally, as the SVCS Economic Impact section below notes,**

Community School's annual direct impact on the economy is roughly \$5 million. The fiscal health of SVCS directly impacts the City of Sun Valley.

Building workforce housing at Sagewillow helps to alleviate the housing stress in the Wood River Valley because SVCS employees will largely be housed through school-owned housing rather than taking out of the Valley-wide housing pool for other members of our Wood River Valley community. And, building on land that we already own makes the most financial sense for our institution.

Community Is At The Heart of What We Do

Once we get our zoning aligned with the current land use map and current City zone codes, we will be able to more thoroughly and openly plan for future uses. **If and when we are ready to apply to build workforce housing, there is a set process for design review and public comment.**

We will provide the community, both residents and the city, with continued access to the trails on our property, and we will continue to work with The City of Sun Valley to allow snow storage and Fire Department training; as well, we will continue to listen to and work with our Elkhorn neighbors as we have a long history of doing.

We value the open space, our athletic and outdoor program space, and we are committed to environmental stewardship. Thus, as we consider potential building envelopes and plans, we are committed to minimizing the impact and total scope of the project. **We are also committed to working within the existing and future city zoning regulations and our 2006 settlement agreement with SVEA.**



COMMITTED TO COMMUNITY

*Sun Valley Community School has been an integral part of the City of Sun Valley and the Wood River Valley fabric for 50 years. The school has evolved as the valley has grown over the years, but the character and the fundamental reasons for being have not changed. **Community has always been at the heart of Sun Valley Community School—our school community, but also the larger Wood River Valley community.***

Not only has the school served the local population (including many Sun Valley-based families), but SVCS has also been a major draw to families, faculty, and staff from outside of the area who have relocated here above other mountain towns because of the school and the sense of community that defines

the school. The existence of this unique and vibrant school community in the City of Sun Valley benefits the Sun Valley area in economic, cultural, and social ways, as noted by the authors of the Comprehensive Plan.

Sun Valley Community School's mission is to inspire students to think critically, engage confidently, embrace challenges, and lead impactful, purposeful lives. The school exists to serve a wide variety of students. Over the past 4 years, the school has provided over \$10M to students of need in the form of financial aid; 85% of those students are from the Wood River Valley. This significant investment in financial assistance stems from the school's belief in the power of community.



THE SVCS POSITIVE ECONOMIC IMPACT

In 2013 Harry Griffith, Sun Valley Economic Development Executive Director, originally calculated the economic impact of Community School by combining direct impacts such as tuition, payroll, expenses for supplies, and even school lunches with indirect impacts such as visits from family and friends of students, estimated relocations due to Community School, and expenses associated with outdoor trips. Griffith then used a multiplier of 1.17, obtained from the Bureau of Economic Affairs and specific to the education sector in Blaine County. When he applied that multiplier, he discovered that the economic impact of Community School in 2016 was \$15.4 million annually, significantly more than the entire operating budget of the City of Sun Valley at the time. “The economic impact could be more,” Griffith told the Board at the time. He had not completed a study of the property owned by Community School parents and the taxes paid, so there was room for growth. **That original study made it clear that Community School is to Sun Valley what many universities are to the towns they are located in—a vital economic contributor and an integral part of the fabric of the community.**

Griffith provided a set of data that compared Community School to other industries and events in the Wood River Valley. For example, Community School’s direct impact on the economy, roughly \$5 million, is larger than the direct impacts of Nordic skiing, the Sun Valley Summer Symphony (now Sun Valley Summer Festival), and the Allen & Co. conference held at the Resort.

In the more recent 2019 study, SVED found that SVCS contributed over \$25.5 million in direct, indirect, and induced salary payments, housing purchases, taxes, and other remittances to the local economy. As the second largest employer in Sun Valley, second only to Sun Valley Company, and one of the largest employers in the valley, SVCS has an operating budget of \$14.365 million annually and a stake in the workforce housing efforts. We educate 435 students from age two through high school graduation and 73 of the School’s current families reside in Sun Valley proper. Including Ketchum, the School is responsible for educating the children of 230 north valley households.

The same 2019 study found that the School is indirectly responsible for relocation and visit inflows in excess of \$4.5mm annually. That figure has undoubtedly grown since the start of the COVID epidemic. A national consultant puts the current number at \$5.4 million, considering that the 2019 study used a base of 409 students and we currently have 435 students enrolled.

Finally, SVCS has served as a magnet to attract and retain tax payers to Sun Valley, the North Valley, and Blaine County as a whole.

Number of SV Residents Enrolled at SVCS

- + 73 Families
- + 258 Individuals

With alumni, faculty, and current families, this equates to **25% of the population** of the City of Sun Valley.



A PRIVATE SCHOOL WITH A PUBLIC PURPOSE

Since its founding in 1973, SVCS has welcomed and partnered with local families who make the Wood River Valley the special and vibrant place that it is. Because tuition can be a barrier for many families to send their children to a private school, over 30 percent of Community School's 450 enrolled students receive some form of financial aid; annually, the School gives over \$3 million in aid to students who seek a SVCS experience. **Our commitment to tuition assistance is our 'social contract' with the community.** In fact, the level of financial aid offered by Community School exceeds that offered by the vast majority of independent schools across the nation.

Community School has an impact on the county financially, but it offers other benefits that are harder to put a monetary value on. Students, parents, and teachers donated a total of 23,500 hours in volunteer time to community-related activities last year. Students alone donated nearly 6,000 hours helping organizations including The Hunger Coalition and the Animal Shelter of the Wood River Valley.



WHY THE SUN VALLEY COMPREHENSIVE PLAN ASSERTS THE NEED TO SUPPORT + PARTNER WITH SVCS

The Sun Valley Comp Plan of 2015 lists a number of goals that speak to the necessary and beneficial role SVCS plays in the City of Sun Valley. As stated in Goal 3, the Comp Plan emphasizes the need “to foster social, economic and educational diversity and to protect the vitality and cultural heritage of Sun Valley.” With this goal, the Comp Plan lists the following goals, objectives and action items:

GOAL 3: FOSTER SOCIAL, ECONOMIC, AND EDUCATIONAL DIVERSITY AND PROTECT THE VITALITY AND CULTURAL HERITAGE OF SUN VALLEY.

OBJECTIVE 3.1: Provide a sufficient quantity and mix of workforce housing to retain a high-quality workforce and a diverse social and economic population of all ages.

Action Items:

- + 3.1.1 Evaluate incentives to maximize the participation of the business community, residential developers, local governments, and nonprofit organizations to contribute to the development of workforce housing.
- + 3.1.3 Provide for a mix of workforce housing types, including sale and rental units, and encourage integration of units into all development zones of the City to provide for a healthy social and economic balance for the community.

OBJECTIVE 2.2: Promote a healthy and diverse economic base that enriches the local economy and the tourist industry.

Action Items:

- + 2.2.1 Seek to maintain and encourage businesses and nonprofits (e.g. Community School) that offer a diverse range of services and retail sales for the needs of the tourist base and the permanent residents.

OBJECTIVE 3.3: Maintain and enhance the arts, educational, and cultural attractions for the enrichment and vibrancy of the community.

Action Items:

- + 3.3.3 Sun Valley Community School is an important community resource. Provide Sun Valley Community School with the support and partnership it needs to continue to be a successful educational institution and a key provider of arts, educational, and cultural attractions to meet the long-term needs of the City.

OBJECTIVE 3.5: Support the contributions of community-based assets to the social and economic fabric of the community.

Action Items:

- + 3.5.1 Recognize the contribution of schools, religious organizations, and other nonprofit organizations to the richness and diversity of the community and support these nonprofit organizations in resolving their need for workforce housing, facility maintenance, and expansion.
- + 3.5.2 Foster long-term relationships with the Sun Valley Resort, SVEA, Sun Valley Community School, and the City of Ketchum to continue the use of respective facilities for civic meetings, music, art and cultural events and for recreation.
- + 3.5.3 Recognize Sun Valley Community School's future needs, including lands, classrooms, sports fields, parking, and staff resident housing.

The Comprehensive Plan specifically called out the need to support and partner with Sun Valley Community School in order to continue to see the school succeed and thrive. The authors of the Comp Plan understood the unique contributions that SVCS makes to the City of Sun Valley, its citizens and throughout the Wood River Valley.

Clearly, SVCS building workforce housing on our Sagewillow property, falls within the Comp Plans' stated Goals, Objectives, and Action Items. As outlined above, the school would like to help solve the need for workforce housing providing an increase in the local supply rather than draw from the existing and already-taxed supply.

FIVE FINDINGS OF FACT

The proposed zoning meets each of the City's zoning criteria.

1. The rezone is consistent with the comprehensive plan and future land use map and reasonably implements the applicable provisions of the comprehensive plan. SVCC § 9-5A-4.3.

The rezone is consistent with the Comprehensive Plan.

Objective 1.1 Preserve and Protect Natural and Scenic Resources, the Environment, and Open Spaces

By clustering development in 3 locations (on 2 Arrowleaf properties, and to the west and south of the Air Barn), the School is able to **more than double the amount of open space on the Property**, which will protect and preserve these natural resources into the future.

Objective 1.4: Protect, conserve and preserve open space in perpetuity

Action Item 1.4.2: When housing and open/space/park proposals are jointly considered, housing should be clustered and the property should be planned to allow for the preservation of the most important open space features.

The proposed zoning clusters housing on the property, resulting in a significant additional open space. This clustering reduces the impact of the development on the view corridors of the single-family homes located directly to the west of the property and maintains large swaths of open space directly adjacent to these properties.

Objective 2.2: Promote a healthy and diverse economic base that enriches the local economy and the tourist industry

Action Item 2.2.1: Seek to maintain and encourage businesses and nonprofits (e.g. Community School) that offer a diverse range of services and retail sales for the needs of the tourist base and the permanent residents.

By helping the School attain its employee housing goals, the School will continue to offer a unique and invaluable educational experience in the heart of Sun Valley, while broadening the local economy and providing an educational experience not found elsewhere within the region or within the State of Idaho.

Objective 3.1: Provide a sufficient quantity and mix of workforce housing to retain a high-quality workforce and a diverse social and economic population of all ages

Action Item 3.1.3: Provide a mix of workforce housing types, including sale and rental units, and encourage integration of units into all development zones of the City to provide for a healthy social and economic balance for the community.

The School's employees and teachers tend to be highly educated, active and engaged members of the community. They help provide a necessary and diverse population that benefits all of Sun Valley.

The School has worked hard with neighbors and community members to ensure that the proposed housing seamlessly integrates into the surrounding neighborhoods and provides a benefit for the entire community.

Objective 3.3: Maintain and enhance the arts, educational, and cultural attractions for the enrichment and vibrancy of the community.

Action Item 3.3.3: The Community School is an important community resource. Provide The Community School with the support and partnership it needs to continue to be a successful educational institution and a key provider of arts, educational, and cultural attractions to meet the long-term needs of the City.

As reflected in the Comprehensive Plan, the Community School is an important community resource. It offers a world-class education and has established itself among the best independent schools in the country, especially in the West. With a renowned Outdoor Program and Ski Academy, SVCS has become a model for other schools wanting to incorporate outdoor education and has attracted top-notch student-athletes from near and far. And for 50 years, SVCS has served the Wood River Valley and is committed to ensuring that a SVCS education is available to those who might not be able to afford it with over \$3M given in financial assistance every year. With the City's support it can continue to provide an unparalleled education experience for generations of students to come.

Objective 3.5: Support the contributions of community-based assets to the social and economic fabric of the community.

Action Item 3.5.1: Recognize the contributions of schools to the richness and diversity of the community and support these nonprofit organizations in resolving their need for workforce housing, facility maintenance and expansion.

Action Item 3.5.2: Foster long-term relationships with The Community School to continue the use of respective facilities for civic meetings, music, art and cultural events and for recreation.

Action Item 3.5.3: Recognize The Community School's future needs, including lands, classrooms, sports fields, parking and staff resident housing.

Sun Valley Community School is the only school located within the Sun Valley city limits. With a staff of just over 100, SVCS contributes 1000s of hours of community service to the Wood River Valley each year and is a vital thread in the Sun Valley fabric. As housing prices continue to climb, the School is faced with an unprecedented need for housing its teachers.

As a long-term member of Sun Valley community, the School requests the City's support as it develops this much-needed housing for its employees.

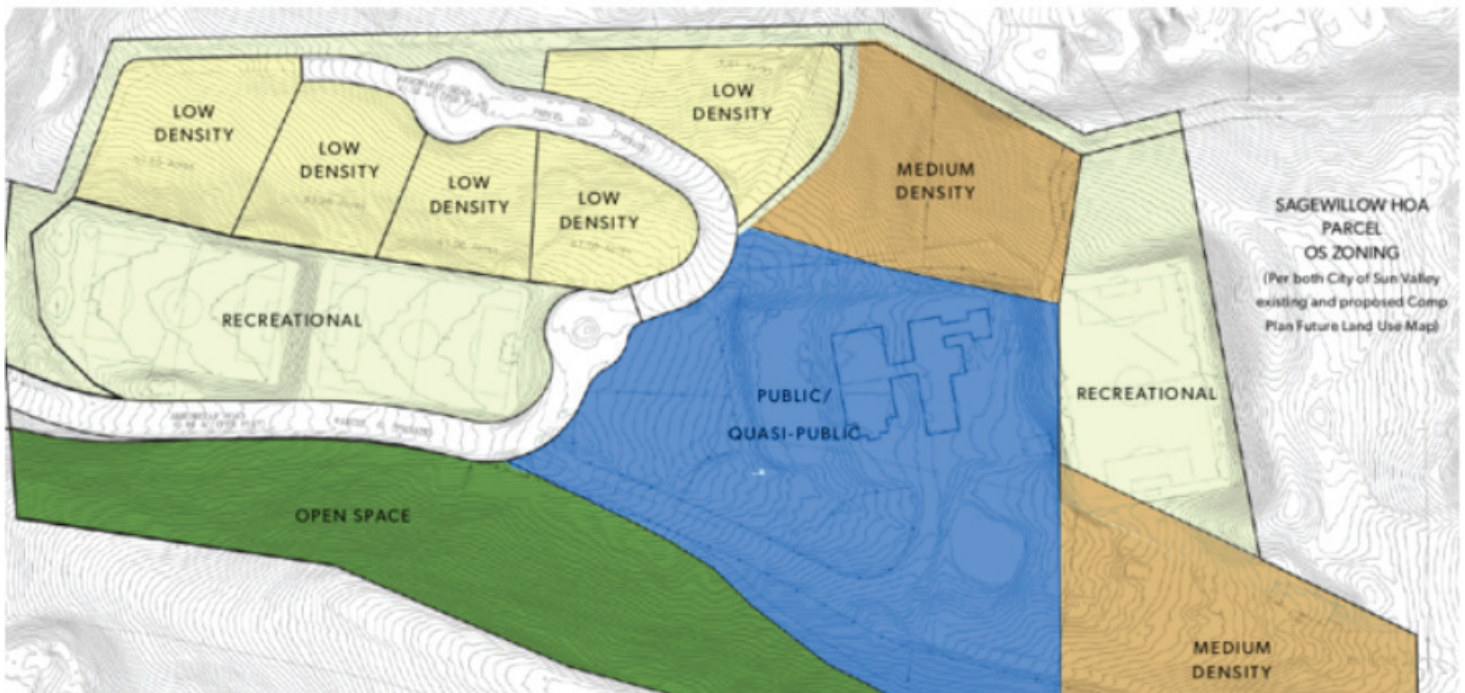
Goal 5: Promote development that honors private property rights, is sensitive and complementary to adjacent properties and respects the natural scenic settings and views.

Action Item 5.1.1: In multi-family residential zoning districts, evaluate the appropriate mass, scale, building heights, and setbacks to maintain the character of traditional building sizes on lots within the neighborhood, to develop residential buildings at human scale and to protect the traditional development pattern within the natural environment and neighborhood.

The Property is currently zoned O-S, an outdated and obsolete zoning designation. At City staff's request, the School is proposing the rezone into zoning designations that closely track the FLUM designations for the Property. The Community School has owned the Property for 25 years and, as reflected on the FLUM, it has been anticipated that the Property would largely develop as currently proposed since at least 2005.

The City's design review process will ensure that all future development is appropriate in mass, scale and building height to the surrounding community. Setbacks and required landscaping will further screen the Property from surrounding neighbors.

Future Land Use Map



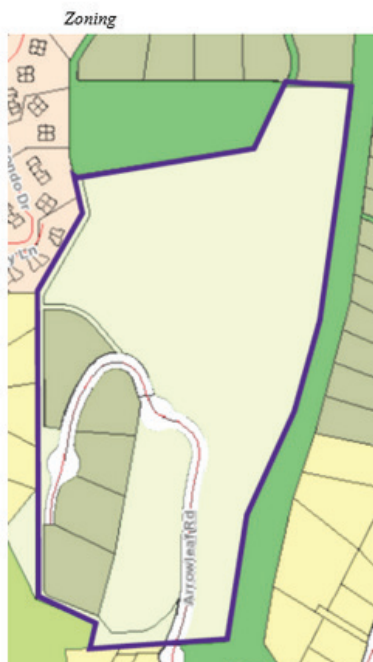
The rezone is also consistent with the future land use map (FLUM). As discussed in the Comprehensive Plan, the FLUM represents a long-range vision of community development and is general in nature. It is most valuable as a planning tool to ensure that the City is thoughtfully planned for the continued success of the local economy, to ensure compatibility of uses, to protect property values, to reflect the vision of the community and to preserve the natural resources located within or near the City. It is not a zoning map. Comp. Plan p. 55.

In the FLUM, the Property is currently designated open space, public/quasi-public, recreation, medium-density

residential and low-density residential. As you can see from the chart below, our proposed zoning largely tracks the FLUM designations for the Property. However, the proposed zoning deviates in several important aspects: by reducing the amount of land zoned PI and REC and eliminating single-family residential use, the amount of property designated open space increases by almost 9 acres (over 100%). This “savings” of open land protects view corridors, preserves native plant species, and provides a large buffer between the School’s conceptual development and the surrounding neighbors.

FLUM designation	FLUM acreage	proposed zoning	proposed zoning acreage	difference between FLUM and zoning proposal
public/quasi public	8.9 acres	PI	6.48 acres	2.42 acres fewer
recreation	9.6 acres	REC	8.92 acres	.68 acres fewer
medium-density residential	6.2 acres	RM-1	6.75 acres	.55 acres more
low-density residential	6.5 acres	-	-	6.5 acres fewer
open space	7.7 acres	OS	16.63 acres	8.93 acres more
total	38.9 acres		38.78 acres	

²The difference between the FLUM acreage and the proposed zoning acreage is due to rounding errors when each map was independently created.



The proposed zoning is also harmonious with current surrounding land uses.

TO THE NORTH: property designated Open Space on the FLUM, and zoned OS (green) and RA (khaki).

To the east: property designated Open Space on the FLUM, and zoned OS (green).

TO THE WEST: property designated low density and medium density residential on the FLUM, and zoned RS-1 (yellow) and RM-1 (pink).

TO THE SOUTH: property designated recreation and low density residential on the FLUM and zoned OS (green), REC (lime green), and RS-1 (yellow).

2. The proposed zoning complies with the regulations in effect for the proposed zoning district, specifically the purpose statement, and is particularly suitable for the proposed permitted uses.

The School proposes to rezone Lot 2 and Lot 3 of the Arrowleaf Subdivision to RM-1 (Multiple-Family Residential). The purpose of this district is to provide for “medium density, residential apartment, condominium and/or townhouse dwellings, and incidental uses.” SVCC § 9-2A-1.D. These two lots are particularly suitable for townhome-style multi-family development, as clustering the townhomes on these two lots allows the School to dedicate more property to open space, which better preserves the views of the residences located to the west, directly above these lots. The RM-1 zoned areas also include property directly to the west and south of the current Air Barn. The property to the west has long been designated medium density on the FLUM. While the property to the south of the Air Barn is designated public/quasi-public, the School believes that a small enclave of RM-1 zoning at this location more appropriately fits with the property topography and characteristics of the land, and allows the School to propose Rec zoning along the northern boundary of the Property, which better shields these neighbors from the residential development.

The School proposes that approximately 8.92-acres be dedicated to the Rec (Recreation) zoning district. The purpose statement for the Rec district provides:

Recreation district shall be established as the principal district in which large scale outdoor and certain indoor recreation occurs. It is the intent of this article to promote the purposes of the comprehensive plan related to the preservation and enhancement of the recreational quality and character of the community. The REC zoning district is consistent with the recreational land use designation identified in the comprehensive plan and consists of areas appropriate for recreational purposes, generally those lands that are open in nature where development may be limited. The REC district includes areas for ski areas, golf courses, riding stables, developed campgrounds, developed picnic sites, recreational day lodges, and other similar recreational uses.

SVCC § 9-2C-1.A. The property that the School proposes be designated Rec is the property where the School’s athletic fields are currently located. This land is open in nature and development will be limited to the athletic fields and possibly minor incidental uses related to the same.

The School proposes 16.63 acres (almost 43%) of the property be designated OS (open space). Open space properties are those lands which are environmentally sen-

sitive or are identified in the comprehensive plan as having significant open space value to be preserved and/or used for limited passive recreational uses. SVCC § 9-2C-1.C. By designating almost half of the property as open space, the School recognizes its responsibility to protect and ensure stewardship of these natural areas, keeping them undeveloped and in a natural state.

Finally, the school proposes that the property where the Air Barn is currently located by designed PI (public/institution district). The purpose of the PI district is to identify lands on which public service uses are conducted. SVCC sec 9-2C-1.C. The PI zoning district is consistent with the public/quasi-public land use designation identified in the comprehensive plan. The Air Barn use can be considered a “civic, social and fraternal organization,” which is defined as a the use of a “site owned or operated by an organized association of persons for recreational purposes primarily for the exclusive use of members and their guests; and not primarily operated for profit nor to render a service that is customarily carried on as a business.” It could also be considered a school use, since it is owned and operated by the School for teaching purposes.

3. The proposed zoning has minimal or no adverse impacts on the natural environment, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features.

The proposed zoning has minimal impact on the natural environment. The concept plan takes advantage of the natural topography of the Property, and leaves the hillside and riparian areas in their natural state.

4. The proposed zoning is not materially detrimental to the public health, safety, and welfare, and any significant impacts can be satisfactorily mitigated.

The zoning is not materially detrimental to the public health, safety and welfare. As discussed below, all public services are available to the property. There are no significant health or safety impacts associated with the development.

A traffic impact study (TIS) was completed on September 26, 2023. It found no significant impact to the road system. The study analyzed traffic generation rates for the project, traffic generation rates during events (like soccer practices and games), and a long-range planning analysis for a (future, unplanned) 180-student elementary school. The report concluded that under all studied scenarios, all study intersections were anticipated to operate at levels that meet or exceed the City’s traffic standards. **Based on these findings, no mitigation was recommended.**

5. Essential public facilities and services, including but not limited to emergency services, transit, work force housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public cost for such public services and facilities.

Housing. Essential public facilities and services are available to support this development. The School has over 100 employees, most of whom have no access to moderately priced housing. The concept plan contemplates 40 residential workforce housing units that will be used for the School's own employees, which both reduces the School's impact on affordable units in the vicinity and allows those same units to be leased to other residents of the greater Sun Valley region. In the unlikely event all units are not used by School employees, the School intends to lease the units to the employees of mission-aligned entities, such as the Wood River YMCA.

Fire and Police. The School's athletic fields are less than .1 miles from the nearest fire station and the proposed

residential development is between .3 and .5 miles from the nearest fire station. The Sun Valley Fire Department has reviewed the concept plan and has not expressed any concern with it. Likewise, the Sun Valley Police Department reviewed plans and did not foresee issues. Upon construction, Sun Valley Community School will pay all required police and fire impact fees.

Roads and Transportation. Additionally, as mentioned above, a traffic impact study showed no significant impact on local area roads.

Sewer, water, pressured irrigation. Sewer, water, and pressured irrigation are all readily available to the Property.

Schools. It is expected that this proposed rezone will have negligible impact on the public school system. In the unlikely event that children living on the Property do not attend Sun Valley Community School, they will attend one of the other schools in the area including Ernest Hemingway Elementary School, Wood River Middle School and Wood River High School.



FAQS

Q: Does SVCS intend to sell any of the land for a profit to support its programming?

A: No. If the School receives its requested zoning, the School does not intend to sell any of the property. The Sagewillow property is a vital part of our school and will be essential in our successful operations as the only Sun Valley-based school. The best use of the Sagewillow Campus is to develop the property to enable and enhance our programming rather than to sell it off and fund our programming. Best practices in independent school management call for a buy-and-hold strategy.

Q: Does SVCS intend to build an Elementary School?

A: As of now, building an elementary school at the Dumke Family Sagewillow Campus is not in our long-term plan. However, should the need arise to expand our programs or should the community need a larger independent school, building an elementary school on that property would be the best use of our facilities and land. The right to build an elementary school at Sagewillow Campus was agreed upon in the 2006 settlement with SVEA. We have included a 15-year moratorium on building an elementary school in the Development Agreement.

Q: What about the traffic?

A: According to the most recent traffic study (TIS) by Transpo Group, there is no significant increase in traffic. The TIS is included in this application.

Q: Sun Valley Community School is a private school. What public purpose could it possibly serve?

A: Because SVCS was started to serve the Wood River Valley, we believe it is our social contract to continue to serve the public interest. Here are a few recent examples of our public impact:

- + Over the past four years, Sun Valley Community School has given over \$10M in financial aid to families who sought a Community School education for their child(ren). We are fully committed to ensuring that a Community School education is accessible and possible for a wide range of families of various economic backgrounds and means.
- + SVCS supports, in partnership with the YMCA and the College of Idaho, the Power Scholars Academy. Power Scholars Academy™, a six-week summer program designed not only to tackle summer learning loss in math and reading but also to foster physical and social-emotional growth.
- + Our parents, students, faculty, and staff dedicate, on average, over 25,000 hours annually to community service.
- + High Desert College Collaborative, a 501(c)3 of Sun Valley Community School, is dedicated to making a college education a reality to students around Southern Idaho.
- + Annually, students fill 800 racer bags for the Boulder Mountain Tour and fill out over 1,000 raffle tickets.
- + When Souper Suppers shut down, our Service Learning and Community Connections Coordinator worked with SVCS students, a home-schooled student, and students



from Wood River High School to continue meeting the community's food insecurity issue through hosting a Community Table in various underserved communities in the valley.

Q: Why should the City of Sun Valley and its residents care about having a private school in the city limits?

A: SVCS has served Sun Valley proper for over 50 years and while there are excellent public schools in our valley, there is no other school in the City of Sun Valley. Just like the public schools in the area, we draw from the entirety of the Wood River Valley.

We all know that the cities in this valley are incredibly interconnected and the residents of each city depend on the other cities for amenities and services. As recognized by the City of Sun Valley's own Comprehensive Plan (2015), SVCS's 50-year history in Sun Valley, has made it a vital part of the fabric of the community and the comp plan stated that it was a priority to "partner with and support Sun Valley Community School" to continue to be a successful educational institution

We support other community endeavors as well. For instance, SVCS was an essential and founding partner to the Sun Valley Writers Conference and provided a home to many of the talks and workshops in the early years of that conference. We have welcomed many other arts organizations on our campuses over the years including Sun Valley Summer Music Festival, Company B, and Footlight Dance.

And finally, SVCS is the second largest employer in the City of Sun Valley after the Resort. The school has long had a successful and mutually beneficial relationship with the Resort.

Q: How do you justify trading low density for medium density on the Arrowleaf lots?

A: The Arrowleaf lots are clearly well suited for the medium-density build. We not only moved development away from the riparian zone, but **we also are voluntarily offering up nearly 9 acres for additional Open Space zoning, for a total of 16.63 acres of Open Space that includes 3 high-value Arrowleaf lots as Open Space and limits the building envelope to two Arrowleaf lots.**

We have worked closely with representatives from the HOAs nearest to Arrowleaf to adjust our proposal based on their feedback and to gain support for this rezone.

NEXT STEPS

As we have done with each building project in recent years, we will follow the guidelines and processes established by the City of Sun Valley as we move into any development on the Sagewillow Campus. We will also continue to prioritize being a good neighbor. Ultimately, our mission is centered on community.

We value the relationships we have built with our neighbors through this process and we look forward to continuing to nurture these relationships.

At the very least, we've got some Cutthroat gear for them so they can come cheer on the Cutthroats at the next soccer games!





SUN VALLEY COMMUNITY SCHOOL

**From our campus to the wilderness,
we inspire students to think critically,
engage confidently, embrace challenges,
and lead impactful, purposeful lives.**



PRE-K-12 DAY & BOARDING SCHOOL IN SUN VALLEY, IDAHO

Offering Boarding, Outdoor, Creative Arts Academy, and Sun Valley Ski Academy programs.